

EXHIBIT A

LEGAL DESCRIPTION

LM11-2025

LOT MERGER

THAT CERTAIN PARCEL IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

PARCEL A

PARCELS 2, 3, AND 4 OF PARCEL MAP NO. 448, 4AS FILED IN BOOK 17, PAGE 50 OF PARCEL MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH PARCEL 1 OF PARCEL MAP NO. 14430, AS FILED IN BOOK 151, PAGES 24 AND 25 OF
PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 2.43 ACRES, MORE OR LESS

ALL LOTS BEING HELD TOGETHER AS ONE PARCEL.

AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANT, CONDITIONS, RESERVATIONS, RIGHTS-OF-WAYS, AND EASEMENTS OF RECORD,
IF ANY.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION:

 03/11/2026
NICHOLAS D. ELLIS, PLS 9320

